



November 15, 2017

Mr. Frank Gardner
 EPA Region One
 5 Post Office Square
 Suite 100, Mail Code OSRR7-2
 Boston, MA 02109-3912
Gardner.Frank@epa.gov

RE: Hazardous Materials Cleanup Grant Application

Dear Mr. Gardner:

MSC Realty, Inc., a Rhode Island nonprofit corporation, and wholly-owned subsidiary of Meeting Street, also a Rhode Island nonprofit corporation (collectively, "Meeting Street"), is pleased to submit the attached application to the EPA for a Brownfields Cleanup Grant. Meeting Street seeks a grant to remediate the former National Plating site, located in Lower South Providence, one of the most distressed neighborhoods in one of the poorest capital cities in the country.

Meeting Street is also submitting, under separate cover, two additional FY18 Brownfields Cleanup Grant applications for two additional parcels that are part of a greater redevelopment project to expand Meeting Street's Providence campus (i.e. 946 Eddy Street, Plat 47, Lot 153; and 58 Seymour Street). Once completed, the expanded campus will include a new 35,000 square foot early childhood learning center, youth track and inclusive multi-sport field that will be open to the community. Meeting Street, a nationally recognized leader in childhood development and education, has the demonstrated project and grant management experience needed to ensure successful, on-time and on-budget completion of this Brownfields site cleanup.

a. Applicant Identification: MSC Realty, Inc. (DUNS#: 014036507)
 1000 Eddy Street
 Providence, RI 02905

b. Funding Request:

- i. Grant Type: Single Site Cleanup
- ii. Federal Funds Requested: \$200,000 with NO Waiver of Cost Share
- iii. Contamination: Hazardous Substances

c. Location: City of Providence, County of Providence, State of Rhode Island

d. Property Name and Complete Site Address, including Zip Code:

Former National Plating Site
946 Eddy Street, Plat 47, Lot 810
Providence, RI 02905

e. Contacts: Project Director and Chief Executive –

John M. Kelly, President
MSC Realty, Inc.
1000 Eddy Street
Providence, RI 02905
Phone: 401-533-9212
Fax: 401-533-9101
Email: jkelly@meetingstreet.org

f. Population:

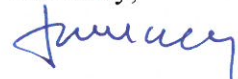
- i. 178,680 in the City of Providence, Rhode Island
- ii. 2,022 in Census Tract 6, which includes the Lower South Providence neighborhood of Providence, Rhode Island
- iii. Not located within area of “persistent poverty”

g. Other Factors Checklist: See Attached

h. Letter from State Authority: See Attached

Thank you for your consideration of our proposal. Please feel free to contact me if you have any questions, or if I can provide any additional information.

Sincerely,



John M. Kelly
President

2.A. Other Factors Checklist

Cleanup Other Factors Checklist

Name of Applicant: MSC Realty, Inc. (946 Eddy Street, Lot 810)

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	2
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

2.B. State Letter of Support



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE / DIVISION OF WASTE MANAGEMENT
235 Promenade Street, Room 380
Providence, Rhode Island 02908

John M. Kelly, Esq., President
MSC Realty, Inc.
1000 Eddy Street
Providence, RI 02905

10 November 2017

RE: EPA Brownfields Cleanup Grants for: 58 Seymour Street and 946 Eddy Street,
Providence, RI

Dear Mr. Kelly:

The Rhode Island Department of Environmental Management (RIDEM) is pleased to provide this letter in support of MSC Realty, Inc.'s (MSC) proposals to the United States Environmental Protection Agency (EPA) for Brownfields Cleanup Grants. As you know, the RIDEM strongly promotes the investigation, cleanup, redevelopment, and productive reuse of Brownfield properties. RIDEM recognizes the increased burdens and challenges that communities face, and the importance of transforming Brownfield sites into valuable and productive properties.

RIDEM hopes that EPA will look favorably on the MSC proposals, as these Brownfield Cleanup Grants will be used for remediation of properties that are in an Environmental Justice Focus Area. With the grant funding, MSC will be able to address the environmental conditions on these properties so that exposure risk to contaminated media will be mitigated. Remediation and the redevelopment of these properties will help to revitalize the area and bring these properties, and potentially other properties in the area, back to beneficial reuse, generating jobs and revenue.

Using the partnerships created and the lessons learned from our own efforts under Rhode Island's Targeted Brownfields Assessment program, we are as anxious to see this Brownfields project become a success as you are. RIDEM has actively been working with MSC through the Voluntary Clean-up Program (VCP), and we strongly encouraged MSC to continue to schedule meetings with RIDEM on all future phases of this project so that we can provide assistance to help insure that the project will proceed through the VCP process in compliance with the RIDEM Rules and Regulations for the Investigation and Remediation of Hazardous Materials Releases.

Please attach this letter to your proposal so EPA will give it favorable consideration.

Sincerely,

Terrence Gray, P.E.
Associate Director for Environmental Protection

CC: Kelly Owens, RIDEM, OWM
Cory DiPietro, RIDEM OWM
Dorrie Parr, USEPA
Lori Sousa, Meeting Street

3. Narrative Proposal

NARRATIVE PROPOSAL / RANKING CRITERIA
MSC Realty, Inc. (DUNS: 014036507)
Site: 946 Eddy Street (Plat 47, Lot 810), Providence, RI 02905

1. Community Need

1.a. Targeted Community and Brownfields

1.a.i. Community and Target Area Descriptions [2 points]: One of the oldest neighborhoods in Rhode Island's capital city of Providence, Lower South Providence (our target neighborhood) became one of the state's first densely populated streetcar suburbs with the advent of the railway line in the late 1800s. Important for its proximity to the Narragansett Bay, Lower South Providence was an urban hub for metals manufacturing. With the popularization of the automobile in the 1950s, and the decline of urban manufacturing in the 1970s, Lower South Providence fell prey to suburban flight, with the exodus of middle-class families leaving a large supply of residences that were converted to multiple-unit, poorly maintained rental housing rented cheaply to new migrant communities.

The Lower South Providence neighborhood is considered an "environmental justice area" by the Environmental Protection Agency (EPA), given its high number of Brownfields sites, pollution levels and volume of sensitive populations. According to the *Providence Healthy Community Assessment Tool*, which ranks the city's 25 neighborhoods against a variety of economic, environmental, social public health indicators, Lower South Providence ranks 20 of 25 for its population's proximity to a brownfield site (<http://hcat.providenceri.com>). The neighborhood also ranks poorly in the areas of local business vitality (22 of 25), proximity to toxic releases from facilities (23 of 25), violent crime (21 of 25), low birth weight (20 of 25), school readiness (20 of 25), excessive housing cost burden (25 of 25), and community access to parks / green space (18 of 25).

Our Target Area encompasses Census Tract 6, which includes the 0.668-square mile Lower South Providence neighborhood. Due to the Target Area's industrial history and physical development, it has experienced greater environmental and socio-economic impacts than much of Providence, as well as the State. There are over 150 known Brownfield sites in the Target Area, presenting a significant barrier to development by negatively impacting the perceptions of potential investors.

The location of this Brownfields Cleanup Site is 946 Eddy Street, Plat 47, Lot 810 (Parcel #2 of 3 being submitted by MSC Realty, Inc. for FY18 Brownfields Cleanup funding), a 0.16-acre parcel of land. It sits at the location of a former automotive junkyard and repair shop and electroplating business, within the City's Lower South Providence neighborhood. The Site is currently vacant/unused, and consists of an asphalt paved surface, former concrete building foundation and is surrounded by a locked chain-linked fence to restrict access.

1.a.ii. Demographic Information and Indicators of Need [2 points]: The majority of the Target Area's residents can be described as vulnerable or sensitive populations. As the table below illustrates, the community is predominantly minority, un/under-employed, has low educational attainment and experiences high rates of poverty. This combination of factors make

MSC Realty's commitment to transform the Site from a brownfield to an early childhood learning center so valuable to residents of the Target Area.

	Target Area Census Tract 6	City of Providence	State of Rhode Island	National
Population:	2,022 ³	178,680 ¹	1,053,661 ¹	316,127,513 ¹
Unemployment:	21.3% ³	12.7% ¹	8.5% ¹	8.3% ¹
Poverty Rate:	43.9% ³	29.1% ¹	14.2% ¹	15.5% ¹
Poverty Rate (% below poverty line - under age 5)	72% ³	40.1% ¹	24.6% ¹	24.5% ¹
Percent Minority:	85.7% ³	50.2% ²	31% ²	37.8% ²
Median Household Income:	\$25,556 ³	\$37,501 ¹	\$56,852 ¹	\$53,889 ¹
Educational Attainment (less than high school, >age 18)	29.9% ³	27.1% ¹	14.6% ¹	13.7%
¹ Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml ² Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml . Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table (i.e. the sum of the Hispanic or Latino (of any race), Black or African alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone and two or more races percentages). ³ Census Reporter profile page for Census Tract 6, Providence, RI at https://censusreporter.org/profiles/14000US44007000600-census-tract-6-providence-ri/				

1.a.iii. Description of the Brownfields [2 points]: The Target Area is small in size at 0.668 square miles, with a population of 2,022 people living in close proximity to the more than 150 Brownfield sites identified by the Rhode Island Department of Environmental Management (RIDEM). The Site was specifically prioritized by MSC Realty for its proximity to residences, as well as to the existing Meeting Street campus, which is visited by more than 300 children each day. The majority of the Brownfields sites are home to blighted industrial structures and are impacted with contaminants that are consistent with the neighborhood's history as a center for metal plating and automotive repair. Contaminants left behind in the soil and groundwater have led to unmitigated environmental and safety issues that threaten the health and welfare of residents in the Target Area. The sampling below illustrates the type of sites, and their potential harm to those living in close proximity.

Site & Size	Former Use / Type	Contaminates Found	Prox. to Residences	Potential Impact
946 Eddy Street ("Site") (0.52 acres)	Automotive Junkyard and Repair/Electroplating	Metals, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds	250 feet	Health impacts to residents and children in Target Area
58 Seymour Street (0.16 acres)	Soldering/Metal Plating	Metals, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds	500 feet	Health impacts to residents and children in Target Area
928 Eddy Street (1.46 acres)	Automotive Towing and Repair/ Electroplating	Metals, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds	250 feet	Health impacts to residents and children in Target Area

1025 Eddy Street (0.57 acres)	Gasoline Station	Petroleum, Metals, Volatile Organic Compounds	100 feet	Health impacts to residents and children in Target Area
1060 Broad Street (0.1 acres)	Dry Cleaner	Volatile Organic Compounds	200 feet	Health impacts to residents and children in Target Area

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts [2 points]: The results of a 2008 community charrette, hosted by residents of the Lower South Providence neighborhood within the Target Area, identified high crime, lack of economic investment and low access to quality schools as the primary social welfare challenges facing their community. To this day data continues to support residents' perception, with the *Providence Police Department 2016 Annual Report* indicating a rise in District 2 (Lower South Providence) violent and property crimes from 2015 to 2016, solidifying its hold as one of the city's most dangerous. The relationship between abandoned properties and crime is strong, with a 2016 study conducted in the City of Philadelphia identifying a large, statistically significant (39%) reduction in firearm violence in and around abandoned buildings that had been remediated, and a smaller, but even more statistically significant, reduction in firearm violence in and around vacant lots that had been remediated (*Urban Blight Remediation as a Cost-Beneficial Solution to Firearm Violence*, Branas et al, 2016).

The incidence of poverty for all groups within the Target Area's Lower South Providence neighborhood – individuals, families, children, and the elderly – had increased since 1990, and the poverty rates for each category remain high relative to other neighborhoods in the city. In 2000, 40% of Lower South Providence's residents were poor, a 61% increase from 1990. The proportion of children that were poor dropped from 47.4% to 36.6% between 1980 and 1990, only to rise to 52.6% in 2000. Poverty among the elderly declined from 44.9% to 27.5% between 1980 and 1990, and rose to 31% in 2000 (*Providence Tomorrow, Neighborhood Plan*, 2009).

Without remediation, persistent crime drives relocation of businesses and residences, creating blighted properties and dramatically reducing the tax base used to fund public schools. This cascade of disinvestment results in the bottom-tier rankings seen by the Lower South Providence neighborhood in school-readiness scores, pre-school enrollment and educational attainment of its adult residents (*Providence Healthy Communities Assessment Tool*, 2013). Without active and purposeful intervention and reinvestment – cleaning up abandoned Brownfields sites, building new parks and schools, and creating new opportunities for employment – these welfare problems become a self-perpetuating cycle.

1.b.ii. Cumulative Environmental Issues [2 points]: Rhode Island's urban areas have been impacted by over 200 years of industrial pollution and decades of heavy traffic congestion. The Target Area is particularly vulnerable, with its adjacency to Interstate Highway 95 (annual average daily vehicles per day: 192,500), the presence of a medical waste incinerator at Rhode Island Hospital (the state's largest), and the neighboring Allens Avenue industrial zone. The section of Allens Avenue located within the Target Area's Lower South Providence neighborhood is home to several active industrial businesses – including Sprague Oil and SIMS

Metal Management, adding to the adverse environmental impact and conditions in the Target Area. Sprague Oil is one of the largest suppliers of energy and materials handling services in New England, with products including home heating oil, diesel fuels, residual fuels, gasoline and natural gas. SIMS Metal Management, the world's largest metal and electronic recycling corporation, also works on a variety of commercial vessels that arrive in the Port of Providence, which is located within one mile of the Site. Additionally, an active gasoline station, dry cleaning facility, auto body shop and a manufacturer of retail metal products are located at distances ranging from 40 feet to one-half mile from the Site. The Site is also within approximately 10 miles of two EPA Superfund sites.

These cumulative environmental issues are captured by the EPA's Environmental Justice Index, which indicates that a one-mile radius around the Site ranks in the 95th percentile within EPA Region 1 for Air Toxics Cancer Risk, Proximity to a Superfund Site, Traffic Proximity and Volume, Hazardous Waste Proximity, and Proximity to Risk Management Plan (potential chemical accident management plan) Facilities.

1.b.iii. Cumulative Public Health Impacts [2 points]: The effects of contamination outlined above disproportionately impacts the health of sensitive communities living in the Target Area, including children, women of child-bearing age, minority groups and the elderly. Cumulative effects include: possible elevated respiratory illness from dust containing metals; elevated blood lead levels due to direct contact with contaminated soil and/or deteriorating lead-based paint at former industrial sites and older residences/apartments; cancer risk from inhalation associated with contaminated subsurface vapor intrusion into buildings; and low birth weights and obesity due to the effects of poverty discussed above. According to the *2015 Providence Plan Data Report – The Educational Costs of Unhealthy Housing, between 2011 and 2013*, ten percent (10%) of children in Lower South Providence had elevated blood lead levels, due in part to contaminated water, soil and air. Similarly, the percentage of low birth weights within the City of Providence – often caused by compromised overall health of the birth mother – are the second highest in the state at 8.7%, as are the percentage of preterm births at 9.9% (*2017 RI Kids Count Fact Book, 2011-2015*). Also from the *RI Kids Count Fact Book*, the City of Providence ranks highest in the State with a percentage 14.3% of child emergency department visits resulting in a primary asthma diagnosis. The impact of contamination continues throughout the life cycle, as the *Southside Providence, Rhode Island - Community Health Report of March 2011* indicates that 39% of adults are overweight, 26% of adults are obese, and 34% of adults have high blood pressure within neighborhoods of the Target Area.

1.c. Financial Need

1.c.i. Economic Conditions [2 points]: The applicant, MSC Realty, Inc., a nonprofit corporation and wholly-owned subsidiary of Meeting Street, also a nonprofit corporation (collectively hereafter “Meeting Street”), relies on revenue from fees for services reimbursed from third-party entities and donations from individuals, corporations and foundations in the community. These sources of revenue can be unpredictable and sometimes restricted to specific programs, limiting flexibility to cover other costs. Meeting Street ends each year with either a break-even budget or a very small surplus, as all available funds are reinvested into programming and staff that provides children and their families with the very best teachers, therapists and state-of-the-art equipment. In short, there is a slim margin by which

the organization operates, making Site cleanup difficult without financial support exclusively dedicated to remediation.

Similarly, financial support from the state and the City of Providence is limited, as governments are increasingly expected to stretch budgets in light of increased costs of healthcare and commodities. Within the Target Area, the lack of a strong property and individual tax base makes the opportunity for non-essential spending and development that much more scarce. (*Providence Tomorrow*, pg. 21).

1.c.ii. Economic Effects of Brownfields [2 points]: The Site and the neighborhood of Lower South Providence sit at the center of the Port of Providence Enterprise Zone, an area designated by the State of Rhode Island in 1992 and re-designated as recently as 2015. Enterprise Zone designation is based on a number of distress criteria including poverty, unemployment, median household and per capita incomes, as well as non-demographic factors like economic development opportunities, which includes the cost to develop currently un-or-under-utilized properties (i.e. Brownfields) (www.arcgis.com/RhodeIslandEnterpriseZones).

This cumulative economic effect of Brownfields is quantified by local property values, with Lower South Providence having a median home value of \$125,700, as compared to the overall city average of \$179,000. Similarly, property foreclosure is three times as high as the city-wide average, at 39 per 10,000, as compared to 10 in Providence overall (<https://www.zillow.com/lower-south-providence-providence-ri/home-values>).

The depressed local market has resulted in a lack of investment and employment opportunities. According to the U.S. Census, the Target Area's unemployment rate (26.5%) is significantly higher than the rest of the City of Providence (12.7%) and the state of Rhode Island (8.5%), resulting in a median household income that is one of the lowest in the City at \$25,322 (2011-2015 American Community Survey 5-Year Estimates).

2. Project Description and Feasibility of Success

2.a. Project Description

The vacant Site consists of an asphalt paved surface and a former concrete building foundation over top of up to eight feet of soil contaminated with arsenic, lead and polycyclic aromatic hydrocarbons. The Site once utilized by thriving businesses (automotive junkyard, automotive repair and sales and electroplating) which employed neighborhood residents, lays vacant and unused. Although the Site is capped with a paved and/or concrete surface to prevent direct exposure to contaminated soil, no Environmental Land Usage Restriction and Soil Management Plan have been recorded for the Site to ensure the preservation and maintenance of the proposed engineering controls and the proper handling of impacted soil in the event of future disturbance. The proposed redevelopment of the Site is associated with the expansion of the Meeting Street campus, discussed further below in the Proposed Cleanup Plan section.

2.a.ii. Proposed Cleanup Plan [8 points]: A preliminary Analysis of Brownfields Cleanup Alternatives [ABCA – Attachment 4.C.], details the cleanup plan for the Site.

The first step of the Site cleanup, to be conducted concurrently in conjunction with redevelopment of the Site, will be the abatement of onsite contaminated soils through the

construction and/or maintenance of a protective engineered barrier/cap (i.e. pavement/concrete, new building foundation, landscaped areas) to prevent human exposure to contaminated soil, and implementation of the Environmental Land Usage Restriction to ensure the preservation and maintenance of the proposed engineering controls, and will include a Soil Management Plan to secure the property handling of impacted soil in the event of future disturbance. The cleanup/abatement plan of soil will utilize standard industry practices and erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) during construction. The cleanup plan is compatible with the end use given that the overall long-term risks posed by the identified source areas will be eliminated.

As noted above, the proposed redevelopment of the Site is associated with the expansion of the Meeting Street campus, specifically the expansion of The Grace School, Meeting Street's nationally recognized K-8 school, and the creation of a new early childhood education and development center. The Grace School student population draws primarily from the most economically challenged neighborhoods of Providence, including the Target Area. In addition, 40% of the Site will be preserved for early childhood playgrounds and greenspaces that will open to the public. Once completed, the expanded campus will be the only one of its kind in the nation.

2.a.iii. Alignment with Revitalization Plans [5 points]: The cleanup and redevelopment of the Site aligns with the City's Upper South Providence, Lower South Providence, and Elmwood Neighborhood Plan, dated November 2009. It is also in alignment with the City's Comprehensive Plan, adopted in November 24, 2014. The Site project furthers several community goals highlighted in these Plans, including: maintaining and improving the character of commercial corridors and residential areas; improving community safety; improving Neighborhood infrastructure; improving academic achievement for all children and increasing the graduation rate; implementing sustainable design and development, mitigating impacts of environmentally compromised lands such as Brownfields; expanding economic opportunity and the city's economic base by focusing on retaining existing businesses and attracting new businesses and encouraging community centers and service providers to streamline and strengthen the services they provide to Providence residents.

The Site is located within an area designated as a "Growth District" within Providence. These areas are centered around the downtown core, the waterfront and in manufacturing areas that present opportunities for pedestrian-oriented, mixed-use development and transit hubs. Successful development of these districts includes diversification of residents, not displacement of existing residents. The Site, to be redeveloped as part of an expansion of the adjoining Meeting Street campus, contains a total of approximately 7,000 square feet of land. Currently, the vacant Site exerts a significant blighting influence and drag on investment in this Growth District. Redevelopment of the Site will take into consideration natural and man-made environmental constraints, preserving those aspects of our environment that we hold dear, while benefitting approximately 500 neighborhood children and families.

2.b. Task Description & Budget Table [10 points]: Descriptions of the project tasks are provided below, followed by a table with the corresponding budgets.

2.b.i. Task Descriptions [7 points]:

Task 1 - Cooperative Agreement Oversight: This task and associated costs include the following: MSC Realty, Inc. personnel time for oversight of the cooperative agreement (i.e. program development, organization, support, selection of a qualified environmental professional (QEP) using a competitive bid process in accordance with 40 CFR 30, travel for attendance at EPA Brownfields conferences (1 person x \$1,000/person for 1 Conference = \$1,000), and the preparation of performance and financial reports, key measures and property profile forms using ACRES – 10 hrs. of Project Manager Assistant time x \$60/hr.; 30 hrs. of Project Manager time x \$80/hr. = \$3,000). This task also includes supplies (copies (\$150), phone (\$150), shipping/mailing (\$200) costs = \$500), as well as contractual time for assistance with the cooperative agreement oversight (i.e. assistance with required ACRES reporting – 50 hrs. of Project Manager time at \$100/hr. = \$5,000). **Outputs: up to three meetings, RFP for QEP procurement process, selection of a QEP, on-time reporting within ACRES.**

Task 2 - Community Outreach & Engagement: This task and associated costs include the following: MSC Realty, Inc. personnel time for community outreach & engagement (i.e. creation of a public information repository, notification to adjoining property owners/neighborhood residents/community organizations of cleanup schedules, coordination of and attendance at public meetings to educate and update the community regarding cleanup and proposed redevelopment activities, preparation of public outreach materials, response to follow-up questions and comments solicited from the community - 15 hrs. of Project Manager Assistant time x \$60/hr.; 20 hours of Project Manager time x \$80/hr. = \$2,500). This task also includes supplies (copies (\$150), phone (\$150), shipping/mailing costs (\$200), public meeting and public outreach materials (\$500) = \$1,000), as well as contractual time for assistance with the community outreach & engagement activities including the preparation of a Community Relations Plan and maintenance of the public information repository (50 hrs. of Project Manager time x \$100/hr. = \$5,000). **Outputs: preparation of public information repository, preparation of Community Relations Plan, up to three public meetings (before, during and after the remediation process), preparation of up to three public outreach deliverables (ads in local newspapers, postings in the community and abutter mailings) to communicate site status and outcomes.**

Task 3 - Site-Specific Activities: This task and associated costs include the following: QEP time for site-specific cleanup activities (i.e. preparation of final cleanup/abatement and soil management design/plans/specifications, conducting site visit with proposed contractor, preparation of a Site-Specific Quality Assurance Project Plan for required sampling/analysis efforts, and preparation and submittal packages to obtain other necessary permits – 50 hrs. of Project Scientist/Engineer time x \$80/hr.; 50 hrs. of Project Manager time x \$100/hr. = \$9,000). This task also includes contractual remediation/construction efforts related to the site-specific cleanup activities (i.e. installation of engineered barrier/cap, disposal of excess contaminated soils, collection and analysis of necessary disposal characterization/clean fill certification soil samples – 1,000 tons x \$70/ton for soil removal/off-site disposal, 500 tons x \$35/ton for barrier/cap installation, 7,000 sq. ft. x \$10/sq. ft. for concrete building foundation = \$157,500). Supplies including copies (\$150), phone (\$150), shipping/mailing (\$200) costs (\$500) are also included in this task; as well as MSC Realty, Inc. personnel time for meetings, site visits and

review of QEP documents (15 hrs. of Project Manager Assistant time x \$60/hr.; 20 hrs. of Project Manager x \$80/hr. = \$2,500). **Outputs: up to three meetings and review of QEP documents and work plans, preparation of Remedial Action Work Plan and Final Analysis of Brownfields Cleanup Alternatives document, preparation of Site-Specific Quality Assurance Project Plan, submittal of remediation documents to the Rhode Island Department of Environmental Management, final design and preparation of plans and specifications, contractor bidding documents, selection of a cleanup contractor, project team/stakeholder meetings.**

Task 4 - Oversee Site Cleanup: This task and associated costs include the following: MSC Realty, Inc. personnel time (25 hrs. of Project Manager time x \$80/hr. = \$2,000) and QEP time (75 hrs. of Project Scientist/Engineer time x \$80/hr.; 40 hrs. of Project Manager time x \$100/hr. = \$10,000) for oversight of the cleanup activities (i.e. monitoring and oversight of public health and welfare for adjoining properties and neighborhoods during the proposed cleanup activities, oversight of the cleanup/abatement activities and performance of the necessary project monitoring and reporting during and after remediation to ensure compliance with plans/specifications/requirements for regulatory closure. Supplies including copies (\$150), phone (\$150), shipping/mailing (\$200) costs (\$500) are also included in this task. **Outputs: up to three meetings, completion of operating logs during QEP site visits/oversight activities, preparation of Remedial Action Progress Reports and Remedial Action Closure Report, and RI DEM site closure.**

* Cost share funding listed under each task in the budget table below represents in-kind contributions of staff time provided by Meeting Street, MSC Realty, Inc.'s parent organization.

2.b.ii. Budget Table [3 points]

Budget Categories	Project Tasks				
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach & Engagement	Task 3 Site- Specific Activities	Task 4 Oversee Site Cleanup	Total
Personnel	\$3,000	\$2,500	\$2,500	\$2,000	\$10,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel ¹	\$1,000	\$0	\$0	\$0	\$1,000
Equipment ²	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$1,000	\$500	\$500	\$2,500
Contractual	\$5,000	\$5,000	\$166,500	\$10,000	\$186,500
Other	\$0	\$0	\$0	\$0	\$0
Total Federal Funding (not to exceed \$200,000)	\$9,500	\$8,500	\$169,500	\$12,500	\$200,000
Cost Share (20% of requested federal funds)	\$2,100	\$1,700	\$33,700	\$2,500	\$40,000
Total Budget	\$11,600	\$10,200	\$203,200	\$15,000	\$240,000

2.c. Ability to Leverage [5 points]: MSC Realty, Inc., in partnership with its parent organization, Meeting Street, has secured up-to \$30 million in bond issue funding for the Site redevelopment project from the Rhode Island Health and Educational Building Corporation

(RIHEBC). Attached “3.A. Leveraging Resources” documentation includes Meeting Street’s funding application along with the RIHEBC meeting minutes during which the bond issue was approved. Final term closing is scheduled for December 2017.

Source	Purpose/Role	Amount	Status
Rhode Island Health and Educational Building Corporation (RIHEBC)	Revitalization of property following cleanup	Up-to \$30,000,000	Secured Resource

3. Community Engagement and Partnerships

3.a. Engaging the Community [8 points]: MSC Realty, through its managing partner Meeting Street, has long-established relationships with community members and stakeholders from the Target Area. In addition, Meeting Street provides educational, therapeutic and diagnostic services to over 3,500 children and their families each year, which provides an inherent base of thousands of residents to facilitate a strong community engagement process.

In preparation for submittal of this grant application, MSC Realty provided the community with a notice of our intent to apply for an EPA Brownfields Cleanup Grant by publishing a legal notice in *The Providence Journal* (on-line and in print). The notice informed the community of its opportunities to review and comment on the draft proposal and associated Analysis of Brownfields Cleanup Alternatives: via e-mail request; in-person during Meeting Street’s business hours; or by attending a public hearing held on November 2, 2017 at Meeting Street’s main campus building on Eddy Street in Providence.

Following grant award, MSC Realty will utilize a Community Relations Plan (CRP) to continue its dialogue with the community. Elements of the plan include:

- Creation of multi-lingual fliers, direct mail and e-mails to adjacent land owners and community members inviting them to attend a project “Kick Off Meeting”;
- Hosting an open-door “Kick Off” at Meeting Street’s Providence campus to review the project in full detail, solicit feedback and identify a member of Meeting Street’s staff as the Community Relations Contact for all questions and concerns for the duration of the project;
- Hosting a bilingual page on the Meeting Street website (meetingstreet.org) dedicated to the clean-up process;
- Circulating quarterly newsletters / e-blasts on project updates through Meeting Street and its partner organizations outlined in section 3.c.1.;
- Press releases will be sent to the *Providence Journal* and local, bilingual news media;
- Posting of updates and pictures via Meeting Street’s Facebook page, /MeetingStreetNow;
- Posting of multi-lingual informational signs at the project Site; and
- Convening an annual public meeting (min. two for the duration of the award period) during evening hours to review the Site progress and solicit community feedback (interpreters and language translators will be present for those with visual and/or hearing impairments).

Site cleanup activities will be conducted in a manner that is protective of sensitive receptors and nearby residents, including, but not limited to: implementation of a Health and Safety Plan; maintaining proper signage in the construction area; flaggers and traffic calming measures; temporary fencing; and frequent and active communication with abutters and key Target Area community members. Additionally, during the cleanup activities, standard air-borne dust control practices will be implemented, including dust suppression controls including water misting will be implemented to reduce potential airborne contaminated dust during construction activities.

As Meeting Street did so successfully 10 years earlier, public notice activities shall be conducted in accordance with the RI Department of Environmental Management (RIDEM) Remediation Regulations. Public notice in the form of a letter will be sent to the abutting property owners, the City of Providence, and utilities with interests in the Site notifying them that investigation activities are complete and providing them with a summary of the findings of the investigations and the Preferred Remedial Alternative. Because the Site is located in a Rhode Island Environmental Justice Focus Area, a fact sheet shall also be prepared summarizing the history of the Site, the nature and extent of contamination, the regulatory status (including the anticipated path to closure), and the contact information for the RIDEM Project Manager. A draft of the public notice letter fact sheet will be submitted to the Rhode Island Department of Environmental Management for approval as part of the Remedial Action Work Plan. Information to be provided to the community will include the final approved letter, fact sheet and publicly available informational materials about the Rhode Island Site Remediation and Brownfields programs. The package will also be translated into Spanish and the fact sheet will be transferred into a sign format, to be posted at the Site.

3.b. Partnerships with Government Agencies [5 points]: MSC Realty will hire a QEP to provide environmental oversight, direction and risk characterization in order to protect public health and the environment within the Target Area. The QEP will ensure that the cleanup is conducted in accordance with EPA Brownfields and Rhode Island Department of Environmental Management requirements. Meeting Street and the QEP will work with the EPA, who will provide oversight for the cooperative agreement. MSC Realty will seek the EPA's support in drafting and reviewing the bid, community reuse and quality assurance documents as well as quarterly reports on the project. The applicant will also tap the EPA as a resource for any needed technical assistance or support in managing the project. The actual cleanup will be overseen by the Rhode Island Department of Environmental Management Voluntary Cleanup / Site Remediation Program. The Site is already enrolled in the state voluntary cleanup program under File No. SR-28-0554C. The designated Department of Environmental Management Project Manager will be sent our cleanup plans for review, will be invited to review our RFP for the QEP and will be asked for technical input and review of reports and cleanup oversight. The designated Department of Environmental Management Project Manager will provide input and guidance throughout the duration of the program, including evaluating risks from potential imminent hazards identified during cleanup planning. The Department of Environmental Management will provide final approval of the implemented remedial action at the Site through issuance of a Letter of Compliance. As redevelopment of the Site includes creation of greenspace, the city's parks and recreation department will be consulted during Site planning. The design of the Site also calls for entry from Eddy Street. As such, the Rhode Island Department of Transportation will be involved. Finally, Meeting Street will seek to partner with

the Rhode Island Department of Labor and Training to link members of the community to potential employment opportunities associated with the redevelopment of the Site.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Roles [3 points]: MSC Realty will work with several community organizations to ensure success of the Brownfields cleanup project and to keep the community informed of the project. The community organizations listed below have committed to providing assistance before, during and/or after the completion of the Brownfields cleanup project.

The Hope Academy: A public mayoral K-4 charter school serving children from the communities of Providence and North Providence, The Hope Academy has been a steadfast partner in Meeting Street's quest to ensure high-quality, inclusive education for all students. Throughout the course of the project, The Hope Academy will serve as the voice of community parents, ensuring cleanup plans are not disruptive to the school calendar and, in the long-term, to ensure the project goals are aligned with the educational needs of the community.

Providence United: One of the premier soccer clubs for youth in the state, Providence United engages children from Lower South Providence, and the surrounding communities, utilizing soccer as a tool for character building and positive comradery. Providence United currently utilizes the multi-sport turf available to community groups on Meeting Street's existing campus, and will provide an invaluable resource on the growing and diverse needs for recreational space within the community. Serving as an advisor in this capacity, Providence United will also serve as a conduit to community families, communicating project progress and soliciting feedback.

Stop Wasting Abandoned Property, Inc. (SWAP): A leader in the charge to redevelop the abandoned properties of Upper and Lower South Providence, SWAP is a longtime supporter of Meeting Street's mission to utilize the brownfield sites for the expansion of our educational campus. SWAP has a unique and critical connection to low-to-moderate-income families within Providence, and their role as a special project advisor – and conduit to communities of interest – will ensure Meeting Street's project is sensitive to the needs and concerns of those we serve.

3.c.ii. Letters of Commitment [2 points]: Letters of Commitment are attached for each of the partnering organizations listed above ("3.B. Letters of Commitment").

3.d. Partnerships with Workforce Development Programs [2 points]: MSC Realty will promote local hiring, local procurement and link members of the community to potential employment opportunities in Brownfields cleanup and redevelopment through partnerships with local workforce development organizations and Brownfields Job training grantees. We will require at least 10% Minority and Women Business Enterprise hiring (MBE/WBE) as part of the overall development/construction budget. The workforce development program partners for this project include:

Groundwork Providence: Groundwork Rhode Island's Adult Job Training introduces local residents to career pathways in the environmental sector – particularly in the areas of Brownfield remediation, lead and asbestos abatement, storm water management, and urban land

restoration. The training offers many certifications that make participants more competitive job applicants, and gives them hands-on experience in storm water, garden, and tree planting projects that also improve the places where they live and work.

First Source Providence: First Source Providence is a local program that connects job seekers and employers in the City of Providence. They are committed to finding job-ready Providence residents and placing them into open positions with local employers.

Rhode Island Department of Labor and Training: The State's Department of Labor and Training - specifically its "netWORKri" career centers – is committed to matching Rhode Islanders with local employment opportunities through their job boards and career counseling specialists.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits [8 points]: Welfare: The successful cleanup and redevelopment of the Site will eliminate a blighted property within the Target Area community. In the near term, blight reduction will reduce violent crime and encourage local economic investment and job creation (similar to the expansion of the Meeting Street campus), thereby providing a pathway to mobility for Target Area's majority poverty population. Upon completion of the full Site project, the Target Area will have access to a state-of-the-art preschool and early childhood development center, fostering higher educational achievement within the community, and new recreational/green spaces, increasing the community quality of life.

Environmental: With the construction of a protective engineering barrier/cap, the risk of adults and children coming into contact with the contaminate soil on the Site will be eliminated.

Public Health: Several of the previously identified local health issues affecting sensitive communities living in the Target Area will be alleviated and/or reduced with the successful cleanup and redevelopment of the Site. Respiratory illness, such as asthma, cancers associated with metal-contaminated dust, and elevated blood lead levels due to direct contact with contaminated soil will be reduced. As a result of the welfare benefits described above (i.e. decrease in crime and poverty), and the increase in community recreation spaces provided by the Site redevelopment, residents of the Target Area will be able to safely lead more active lives, thereby mitigating their risk for obesity. Similarly, healthier birth mothers will result in fewer preterm births and low birth weights. With the cleanup of this Site, it is our hope that future health risks to the Target Area community will be reduced.

4.b. Economic and Community Benefits [6 points]: There are measurable and significant economic and community associated with transforming a blighted property into a vibrant early childhood education and development center. In the near term, the Site cleanup will create much-needed jobs – associated with project pre-development, construction and post/construction – for residents of the Target Area community. In the long term, the expanded Meeting Street Campus will create a minimum of 50 new, permanent full-time and part-time employment positions and remain as one of the largest purchasers of goods and services within the Target Area community. As such, the redevelopment of this property will represent a significant and vital source of economic stimulation for the local community – decreasing unemployment rates,

increasing property values and expanding the tax base. It will also serve as a catalyst for redevelopment of other nearby commercial and residential properties

In alignment with the citywide development plan outlined in Providence Tomorrow, Meeting Street's project will support the objectives of:

- (1) promoting neighborhood sustainability by mitigating the impacts of environmentally compromised lands, such as Brownfields (pg. 36);
- (2) expanding economic opportunity and the City's economic base by focusing efforts on retaining existing businesses and attracting new businesses (pg. 51); and
- (3) encouraging community service providers to streamline and strengthen the services they provide to Providence residents (104).

5. Programmatic Capability and Past Performance

5.a. Audit Findings [2 points]: MSC Realty, Inc. and Meeting Street have not had adverse audit findings.

5.b. Programmatic Capability [10 points]: With close to 70 years of nonprofit experience and demonstrated capacity in the areas of program administration, fiscal management, transition planning, facilities operation and monitoring, Meeting Street – the parent organization of MSC Realty – possesses a strong organizational capacity to design, implement, and sustain high-quality Brownfields remediation projects. Meeting Street's senior management team will manage the project and coordinate fundraising activities in order to leverage EPA cleanup grant dollars. Key project leadership will include: John M. Kelly, a real-estate attorney who has served as President of Meeting Street for over 20 years, and currently holds the position of President of MSC Realty, will lead the project and fundraising activities, providing strategic planning for philanthropic endeavors and project oversight; Denise Parent, Esq., Chief Business Officer for Meeting Street, will manage the procurement processes (including the selection and procurement of a QEP) and quality assurance from our project partners; and Ann Fitzgerald, Director of Finance who has worked in nonprofit financial management for 23 years and has managed 12 ten federal discretionary grants from six agencies, will manage the project budget.

Meeting Street operates a fully-automated accounting system that separately identifies the receipt and expenditure of program funds for each grant/contract and allows for recording expenditures by project component and budget-cost categories. The system includes controls to preclude incurring obligations in excess of total grant funds and budgeted cost categories. Meeting Street completes an annual independent audit with the results reported to its Board – a group of business and community leaders and representatives from client families – each of whom completes an annual conflict-of-interest disclosure statement.

Meeting Street and its selected QEP will liaise with the Rhode Island Department of Environmental Management to design, coordinate, and oversee the successful completion of the proposed cleanup program. Meeting Street routinely creates requests for proposals and qualifications, and conducts competitive procurements to obtain resources for proposed projects on the Meeting Street campus. All projects are publicly bid and advertised via the newspaper,

Meeting Street's website, and (where eligible) construction publications. Proposals are reviewed and recommended to the Meeting Street's selection committee for final selection.

Meeting Street is very familiar with the EPA Brownfields process and has been involved with the program since 2004, when the EPA selected Meeting Street for a Brownfields Cleanup grant used to redevelop five properties which now comprise the seven-acre Meeting Street National Center for Excellence. The Meeting Street team that worked on the day-to-day cleanup activities associated with the 2004 award will be the team involved in the Brownfields Site cleanup currently proposed. Public Works, Police and Fire Departments will be available to provide assistance, and Meeting Street maintains a strong working relationship with the Rhode Island Department of Environmental Management and the U.S. EPA's New England Region 1.

5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes [2 points]:

Meeting Street has a plan to track, measure and evaluate our progress in achieving project outcomes, outputs and project results, all in accordance with guidance from the EPA and Rhode Island Department of Environmental Management. A cleanup work plan and schedule will be created which will identify outputs and outcomes specific to the project as deliverables. Quarterly updates via ACRES, the EPA's Assessment Cleanup & Redevelopment Exchange System, will report progress toward attainment of expected project outputs and outcomes during the project performance period. Expected outputs include: project team meetings held; public meetings held, the procurement and selection of a QEP; review of environmental documents and work plans generated by the QEP; review of plans and specifications; preparation of contractor bidding documents; selection of a cleanup contractor; and the Rhode Island Department of Environmental Management Site cleanup/closure of the Site. Expected outcomes include: job creation; funding leveraged through the economic reuse of the Site; the number of acres prepared for reuse or as community greenspace; community, and reducing community exposure to hazardous substances.

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

5.d.i.1. Accomplishments [3 points]: In 2004 MSC Realty was awarded a Brownfields Cleanup Grant that was cited by the EPA as a "nonprofit success" in its publication *Brownfields Revitalization in New England: A Look Back | 1994-2006* (pg. 50), for its ability to leverage the grant award to spur local redevelopment. Specifically, key accomplishments for the project, as outlined in ACRES, included:

- Leveraging nearly \$27,000,000 from private and public sources;
- Successfully cleaned up lead, arsenic, and other hazardous substances and removed two storage tanks;
- Leveraged 15 jobs for cleanup and redevelopment activities;
- Created a 76,000-square-foot childhood development and learning building certified by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program and utilized by 1,700 children and their families, and
- Preserved three acres of greenspace for community recreational use.

5.d.i.2. Compliance with Grant Requirements [3 points]: By following the detailed work plan and adhering to the terms and conditions outlined by the EPA, MSC Realty's 2004 Brownfields Cleanup grant was successfully delivered within budget and ahead of schedule, completed some 45 days before the contracted completion date as specified by the EPA. In addition, MSC Realty complied with the cleanup work plan, and cooperative agreement terms and conditions. Expected results were achieved, and timely reporting and submission through the ACRES system was completed, ensuring the timely submittal of quarterly reports, ongoing ACRES reporting and Phase I & II reports.

In 2007, the chair of EPA Region One's Brownfield Team supported Meeting Street in its pursuit of an EPA Environmental Merit Award, citing: "Your vision to turn an abandoned contaminated property into a flourishing facility must be commended. You have worked tirelessly with numerous organizations, individuals, students, faculty, and staff members, as well as the community directly impacted by this former eyesore, to fulfill Meeting Street's mission of a \$24 million National Center of Excellence. I would also like to note for the record that you have been a very successful Brownfields grantee, completing all the work in the terms and conditions of your grant." (*Letter to Meeting Street from Dorothy G. Paar, January 25, 2007*)

Meeting Street's proposal for the Brownfields Site at 946 Eddy Street in Providence, Rhode Island is "shovel-ready" and will be completed within the three-year contract period, should funding be awarded by the EPA. This project is essential to spurring economic development in the Target Area neighborhood of Lower South Providence and cannot be successful without both the financial support and technical expertise of the EPA to replace under-utilized property with Meeting Street's state-of-the-art childhood development center and community recreation spaces that will adhere to green building standards.

3.A. Leveraging Resources

RHODE ISLAND HEALTH AND EDUCATIONAL BUILDING CORPORATION
55 Dorrance Street, Suite 300
Providence, RI 02903
Phone: (401) 831-3770 | Fax: (401) 421-3910 | Email: info@rihebc.com
www.rihebc.com

APPLICATION FOR FINANCING

1. Applicant (Name and Address):

Meeting Street
1000 Eddy Street
Providence, Rhode Island 02905

2. Principal Contact Person:

Denise M. Parent, Chief Business Officer and General Counsel

Telephone: (401) 533-9258

Email: dparent@meetingstreet.org

3. Amount of Financing Requested: \$30,000,000
4. Anticipated Interest Rate Structure: A) Fixed Rate-TBD B) Variable Rate-TBD
5. Credit Enhancement: To Be Determined
6. Existing Bond Ratings: No underlying rating
7. Outstanding Indebtedness: \$7,365,000 as of 12/31/2016
8. Project Description:

Meeting Street is preparing to embark on a multi-year, multi-phase campus expansion project. The overarching goal of this expansion is to design a campus, buildings and spaces that celebrate inclusion, contribute to all children's learning and provide space for Meeting Street's growth. The project will include additions and renovations to Meeting Street's main building, the construction of an accessible 'Challenger' field and track, the construction of a new Early Childhood building and additional parking, among other improvements. Overall, the project will provide for safe and accessible pedestrian circulation, adequate parking, a separate area for bus drop-off and parent drop-off, visually pleasing and protective buffers and a strengthened identity for Meeting Street.

9. Status of the Project:

We are currently in the Design Development phase of the architectural planning process and expect to be completed with this phase on or before February 28, 2017.

10. Other Institutions Participating or Benefiting from the Project:

N/A

11. Source of Revenue to Repay the Bond Issue: Operations of Meeting Street

RHODE ISLAND HEALTH AND EDUCATIONAL BUILDING CORPORATION

APPLICATION FOR FINANCING

12. Timing Considerations:

We plan to commence construction in June so our goal is to close on financing in May 2017.

13. Comments:

None

14. PLEASE ATTACH:
(If not previously
provided)

- a) Audited Financial Statements (5 years)
- b) Financial Projections for the Institution and Project
- c) Historical Operating Statistics (5 years)

CERTIFICATION:

I, the undersigned, request that this application be submitted for review. I hereby certify that the information contained herein and the attachments hereto are to the best of my knowledge and belief accurate and descriptive of the project, which is intended as security for the requested financing. I understand that it is a goal of the Corporation, when the requested financing is to be used for projects which involve construction projects, to encourage the institution requesting the financing to act to maximize the use of local labor and responsible contractors on the project. I authorize the Rhode Island Health and Educational Building Corporation to undertake the preparation of tax-exempt bond financing documentation and any notices, hearings or other actions taken by the Corporation to facilitate the financing requested hereby, including submission of out of pocket expenses incurred in connection with taking such actions, including, but not limited to, bond counsel fees, costs of advertising public notices and other disbursements related to preparing the proposed financing. I understand that the Corporation makes no commitment to provide financing and that such financing is conditional upon the approval of the Corporation and the execution of legally binding commitments acceptable to all parties.

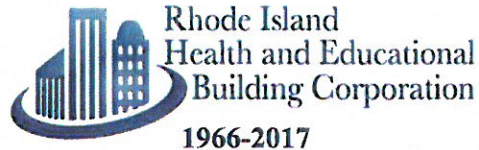
Signature: 

Title: John M. Kelly, President

Date: January 18 2017

Please send completed application and required information to:

Robert E. Donovan, Executive Director
Rhode Island Health and Educational Building Corporation
55 Dorrance Street, Suite 300
Providence, RI 02903
rdonovan@rihebc.com



Financing Facilities for a Better Future

MEETING OF THE BOARD OF DIRECTORS

JULY 20, 2017

A Meeting of the Board of Directors of the Rhode Island Health and Educational Building Corporation was held on **Thursday, July 20, 2017, at 5:30 p.m.**, at the Corporation's office located at 55 Dorrance Street, Suite 300, Providence, RI 02903.

Directors present: Scott Davis, Vice Chairman; Ralph Palumbo, Treasurer; Joseph Dewhirst, Board Member; Merrill Sherman, Board Member; and Judith Bentkover, Board Member.

Also present: Robert Donovan, the Corporation's Executive Director; Peter Scoliard of Public Financial Management, Inc., Maureen Gurchigian of First Southwest, the Corporation's Financial Advisors; Karen Grande of Locke Lord LLP, Alex Pezzello of Partridge, Snow & Hahn LLP, Ben McGuire of Greenberg Traurig LLP, David Hirsch of Hinckley, Allen & Snyder LLP, the Corporation's Bond Counsel; and Antonio Afonso, Jr. of Moses Afonso Ryan Ltd., the Corporation's Legal Counsel.

Mr. Davis called the meeting to order. Mr. Davis then introduced Dr. Judith Bentkover who has been appointed to the Board and replaces Mr. Sinapi. Mr. Davis noted the Board's appreciation of Mr. Sinapi's service on the Board and as Chairman.

**1. TO APPROVE THE PUBLIC SESSION MINUTES OF THE MEETING HELD ON
June 22, 2017;**

It was unanimously voted upon motion by Mr. Palumbo, seconded by Mr. Dewhirst, to approve the Public Session minutes of June 22, 2017.

2. TO REVIEW THE EXECUTIVE DIRECTOR'S REPORT;

Mr. Donovan reported that an update on both the Corporation's Investments and unexpended bond proceeds prepared by Mr. O'Malley were included in the Board information. Mr. Donovan noted that the Corporation's last investment in a CDAR has matured and will be transferred to OSIP. Proceeds of the Barrington public school bond has been invested in a portfolio of Agencies and US Treasuries in order to increase the investment income on unexpended bond proceeds.

Mr. Donovan reported that since the grant and loan brochures were sent out, the Corporation has received a number of inquiries about grants from 501(c)3 institutions and is obtaining more information. Ms. Sherman asked about the criteria used to award grants and the process. After some additional discussion, it was decided to have a discussion of the grants and criteria at the next meeting. Mr. Donovan next reported that the Corporation's financial audit has begun and will be completed by the September meeting for the Board's review.

Mr. Donovan then stated that as a follow up to the Grant discussion, additional information regarding the grant criteria and process will be provided to the Board and it will be added as an item for the August meeting.

3. TO REVIEW THE FINANCIAL ADVISOR'S REPORT;

Ms. Gurghigian distributed the Final Pricing Report on the Public Schools, Series 2017E, Pawtucket issue and the Final Pricing Report on the Brown University, Series 2017 issue.

4. TO ELECT OFFICERS FOR THE CORPORATION;

Mr. Davis asked to defer this item to the end of the meeting. Upon a motion made by Mr. Palumbo and seconded by Mr. Dewhirst, Item 4 was moved to the end of the Agenda.

5. TO ACCEPT AN APPLICATION FROM CHARIHO REGIONAL SCHOOL DISTRICT AND APPOINT BOND COUNSEL AND A FINANCIAL ADVISOR;

Mr. Donovan stated that the Corporation received an application from the Chariho Regional School District for \$6 million to finance the construction, furnishing, and equipping of a new RYSE School Building. It was requested that the Board accept the application and appoint Greenberg Traurig LLP as Bond Counsel and FirstSouthwest as Financial Advisor for the Chariho Regional School District bond issue.

It was unanimously voted upon motion by Mr. Palumbo, seconded by Ms. Sherman, to accept the application from the Chariho Regional School District.

It was unanimously voted upon motion by Mr. Dewhirst, seconded by Mr. Palumbo, to appoint Greenberg Traurig LLP as Bond Counsel and FirstSouthwest as Financial Advisor for the Chariho Regional School District.

6. TO ACCEPT GRANT APPLICATIONS FROM THE CITY OF CENTRAL FALLS, THE TOWN OF EAST PROVIDENCE, THE TOWN OF NORTH PROVIDENCE, AND THE CITY OF PROVIDENCE;

Mr. Donovan stated that the Corporation received grant applications from 4 communities seeking funding through the School Building Authority Capital Fund. RIHEBC administers the School Building Authority Capital Fund on behalf of the RI Department of Education which has already approved the projects for the communities presented to the Board.

Ms. Sherman asked about the need for the approval if RIDE has already approved the projects. Mr. Donovan explained that RIDE does approve the projects and authorizes payments, however RIHEBC does enter into agreements with the communities which would be authorized by the Board. After some additional discussion, Mr. Afonso presented the Resolution to authorize the grants. It was unanimously voted upon motion by Ms. Sherman, seconded by Mr. Dewhirst, to accept the applications from Central Falls, East Providence,

North Providence and Providence and approve the funding of the grants as presented to the Board.

7. TO ACCEPT A LOAN APPLICATION FROM THE CITY OF PROVIDENCE AND APPOINT A FINANCIAL ADVISOR;

Mr. Donovan stated that the Corporation received an application from the City of Providence for a loan through the School Building Authority Capital Fund. It was requested that the Board accept the application and appoint FirstSouthwest as Financial Advisor for the City of Providence loan.

Mr. Dewhirst inquired as to the risk to RIHEBC of the loan. Mr. Donovan explained there is some risk associated with any community's ability to repay a particular loan back to the Capital Fund, but the Board relies on the financial advisor concerning the credit quality to help assist the board in making an informed decision. The loan has already been approved by the RI Department of Education. After some additional discussion, a motion was made by Ms. Sherman and seconded by Mr. Dewhirst to accept the application from Providence and appoint FirstSouthwest as Financial Advisor.

8. TO GRANT PRELIMINARY APPROVAL FOR THE PORTSMOUTH ABBEY SCHOOL, SERIES 2017 BOND ISSUE;

Mr. Scoliard presented the Preliminary Approval memorandum for the Portsmouth Abbey School, Series 2017 bond issue. After some discussion with the school's representative about the perceived risks due to changing demographics and being tuition dependent, it was unanimously voted upon motion by Ms. Sherman, seconded by Mr. Dewhirst, to grant Preliminary Approval for the Portsmouth Abbey School, Series 2017 bond issue.

9. TO GRANT PRELIMINARY APPROVAL FOR THE CITY OF WARWICK, SERIES 2017 BOND ISSUE;

Ms. Gurghigian presented the Preliminary Approval memorandum for the City of Warwick, Series 2017 bond issue. The Board enquired about the reason for the decrease in recent years of the tax collection rate. The representative of the City will report back on the tax collection issue. It was unanimously voted upon motion by Mr. Palumbo, seconded by Ms. Sherman, to grant Preliminary Approval for the City of Warwick, Series 2017 bond issue.

Mr. Donovan stated that as soon as the information on tax collection is received from the City it will be distributed to the Board members.

10. TO GRANT FINAL APPROVAL AND ADOPT AN AUTHORIZING RESOLUTION FOR THE MEETING STREET, SERIES 2017 BOND ISSUE;

Ms. Gurghigian presented the Final Approval memorandum for the Meeting Street, Series 2017 bond issue. Mr. Hirsch presented the Authorizing Resolution for the Meeting Street, Series 2017 bond issue. It was unanimously voted upon motion by Ms. Sherman, seconded by

Mr. Dewhirst, to grant Final Approval and adopt the Authorizing Resolution for the Meeting Street School, Series 2017 bond issue.

11. TO APPOINT AN INVESTMENT BANKER FOR THE BOARD OF EDUCATION, SERIES 2017 BOND ISSUE;

Mr. Donovan presented a memorandum to the Board with a recommendation to appoint Raymond James as Senior Manager, JP Morgan as Senior Co-Manager, and Oppenheimer & Co. and BofA Merrill Lynch as Co-Managers for the Board of Education, Series 2017 bond issue. Mr. Dewhirst stated that he participated in the selection process which he found to be a very good process and that the representatives of URI were very engaged. It was unanimously voted upon motion by Mr. Dewhirst, seconded by Ms. Sherman, to appoint Raymond James as Senior Manager, JP Morgan as Senior Co-Manager, and Oppenheimer & Co. and BofA Merrill Lynch as Co-Managers for the Board of Education, Series 2017 bond issue.

12. TO ELECT OFFICERS FOR THE CORPORATION

Mr. Davis stated that in accordance with the By-Laws, the Corporation is required annually to elect officers. He then called for nominations.

Mr. Davis asked if there were any nominations for Chairperson. Mr. Dewhirst asked that he be considered for Chairperson. Mr. Dewhirst explained that when the Governor and General Treasurer asked him to serve on the Board he felt that citizens should serve and that his experience could be helpful. He believed that the Board should have frank discussions on issues and that decisions by consensus is the proper way to function. It was then unanimously voted upon motion by Mr. Dewhirst, seconded by Ms. Sherman, to elect Mr. Dewhirst as Chairman.

Mr. Davis then called for nominations for Vice Chair. Ms. Sherman made a motion to nominate Mr. Davis as Vice Chairman which motion was seconded by Mr. Palumbo, and unanimously voted upon and adopted by the Board.

Mr. Davis then called for the nomination of Secretary. Ms. Sherman nominated Mr. Davis. It was then unanimously voted upon motion by Ms. Sherman, seconded by Mr. Palumbo, to elect Mr. Davis as Secretary.

Mr. Davis then called for nominations for Treasurer. Ms. Sherman nominated Mr. Palumbo. It was then unanimously voted upon motion by Ms. Sherman, seconded by Mr. Dewhirst, to elect Mr. Palumbo as Treasurer.

Mr. Davis then called for nomination for Assistant Treasurer. After some discussion, it was determined to defer the election of an Assistant Treasurer.

Mr. Davis then called for nominations for Assistant Secretary. It was then unanimously voted upon motion by Ms. Sherman, seconded by Mr. Dewhirst, to elect Mr. Donovan as Assistant Secretary.

13. TO CONSIDER ANY OTHER BUSINESS TO COME PROPERLY BEFORE THE BOARD.

Items requiring further action:

1. Mr. Donovan will provide the Board additional information regarding grant criteria; and discussion of the grant program will be an agenda item for the August meeting.
2. Mr. Donovan will receive information on tax collection for the City of Warwick and distribute it to the Board members.

There being no other business to come before the Board, it was unanimously voted upon motion by Mr. Palumbo, seconded by Ms. Sherman, to adjourn at 6:45 p.m.

3.B. Letters of Commitment from Community Organizations



November 10, 2017

Mr. John M. Kelly
President
MSC Realty, Inc.
1000 Eddy Street
Providence, RI 02905

Re: Letter of Support – EPA Brownfields Cleanup Grant Applications

Dear Mr. Kelly:

The Hope Academy is pleased to provide this letter to MSC Realty, Inc. in support of its applications to the US Environmental Protection Agency's Brownfields Cleanup Grant program to facilitate the redevelopment of property adjacent to the Meeting Street campus at 1000 Eddy Street, Providence, RI. The Hope Academy is a mayoral academy in Rhode Island that today provides 108 children from Providence and North Providence with the opportunity to receive a quality education.

Currently, The Hope Academy leases six classrooms and administrative space from the current Meeting Street building on 1000 Eddy Street. Meeting Street has been a great partner for us as we continue to add two classrooms each year, creating a learning community partnering with Meeting Street's Grace School. When we are at full enrollment through 8th grade, we will serve a total of 324 students. Admission is by lottery and many of the children have identified special needs or are at-risk due to poverty and other factors; to date 64% of our students qualify for free and reduced lunch.

We are very excited about this opportunity as the proposed project offers The Hope Academy an opportunity to deepen our commitment to the children and families of Providence. We recognize the community need for redevelopment efforts in order to improve the City's economy and strengthen the abutting residential neighborhoods. We can help communicate to our parents and the community at-large as the project moves along through emails, newsletters, and via social media.

We hope the EPA will look favorably on this request for funding, as MSC Realty, Inc. and The Hope Academy are well positioned to continue the positive transformation of Lower South Providence, expanding high-quality educational opportunities for all.

Sincerely,

Margaret Knowlton
Superintendent



November 10, 2017

Mr. John Kelly
MSC Realty, Inc.
1000 Eddy Street
Providence, RI 02905

Dear Mr. Kelly:

I am writing to express my organization's support for MSC Realty, Inc.'s applications to the EPA to clean up three brownfield properties in Lower South Providence.

As a Board member and coach of Providence United, a youth soccer club with a mission of promoting good sportsmanship and creating safe environments for children, I have worked with MSC Realty's affiliate, Meeting Street, for the past three years. Due to the dearth of soccer fields in the City of Providence – and especially Lower South Providence - having access to the well-maintained field on the Meeting Street's campus (1000 Eddy Street) is critical to Providence United's goal of building community by giving youth positive athletic experiences to help to combat the issues of obesity prevalent in our city. Meeting Street shares our vision and has been a great partner.

While Providence United is not able to provide financial assistance to the cleanup project, we are able to support the initiative by connecting our families to MSC Realty's outreach efforts, promoting community meeting times through Facebook, our mailing lists and parent word-of-mouth.

In conclusion, we are happy to support MSC Realty, Inc.'s applications to the EPA, and please feel free to contact me directly if you have any questions.

Thanks,

A handwritten signature in blue ink, which appears to read "Tim Groves". The signature is stylized and fluid.

Tim Groves
Board of Directors

439 Pine Street
Providence, RI 02907

tel
401-272-0526
fax
401-272-5653
web
www.swapinc.org

November 7, 2017

John M. Kelly
President
MSC Realty, Inc.
1000 Eddy Street
Providence, RI 02905

Mr. Kelly:

Stop Wasting Abandoned Property, Inc. ("SWAP") wishes to provide this letter to MSC Realty, Inc. in support of its applications to the US Environmental Protection Agency's Brownfields Cleanup Grant Program to facilitate the redevelopment of property adjacent to the Meeting Street campus at 1000 Eddy Street, Providence, RI.

SWAP is a non-profit community development corporation committed to providing affordable housing opportunities for persons of low and moderate income, revitalizing urban neighborhoods, and building new communities. We have helped significantly increase home ownership in Lower South Providence and that has had a profound impact on the pride and spirit of the residents. Meeting Street shares our goal of revitalizing Lower South Providence - and this application, if funded, will be an important step in reclaiming contaminated land for positive neighborhood change.

We are very excited about this opportunity, as the proposed project will allow Meeting Street, MSC Realty's parent organization, to deepen its already strong commitment to the children and families of Providence. We look forward to working together to help families live, work, learn and thrive in Lower South Providence.

Sincerely,



Carla DeStefano
Executive Director



4. Threshold Criteria

Threshold Criteria

1. Applicant Eligibility: MSC Realty, Inc. is a 501(c)(2) nonprofit organization. MSC Realty, Inc. holds the real estate interests of its parent organization, Meeting Street, a 501(c)(3) nonprofit organization. Please see attached for a copy of MSC Realty, Inc.'s and Meeting Street's determination letter from the Internal Revenue Service. Meeting Street provides education, support and services to families as well as to children and young adults with and without disabilities and/or developmental delays.

2. Site Ownership: MSC Realty, Inc. is the sole owner in fee simple title of the site proposed for cleanup. Please see attached copy of the warranty deed.

3. Basic Site Information

Site Name: Former National Plating Property
Address: 946 Eddy Street (Plat 47, Lot 810)
Providence, RI 02905
Current Owner: MSC Realty, Inc.
DUNS#: 014036507
Date of Ownership: April 28, 2006

4. Status and History of Contamination at the Site

Contamination: The 946 Eddy Street property (the "Site") is contaminated with arsenic, lead, polycyclic aromatic hydrocarbons (PAHs) and chlorinated volatile organic compounds (CVOCs).

Operational History: Based on a review of available historic information, the Site was undeveloped until at least the early 1920s. The Site was used as an automotive junkyard in the 1950s, and was later operated as an automotive repair shop and dealership. More recently, the Site was used for electroplating operations, and the Site is currently vacant.

Environmental Concerns: Based on the results of previous environmental investigations, soil at the Site is impacted with arsenic, lead, PAHs and CVOCs at concentrations above the Rhode Island Department of Environmental Management (RIDEM) Residential and/or Commercial Direct Exposure Criteria. These impacted soils are located at shallow depths between approximately 0 and 8 feet below ground surface (bgs). Groundwater impacts have not been identified at the Site to date.

The Site, in its present state, poses health-related risks to the community. The vacancy of the Site makes this location attractive for the congregation of local youths and teens. Although the Site is currently surfaced with asphalt pavement and the foundation for the former commercial/industrial building, soil impacts have been detected at shallow depths directly below the ground surface. Human receptors could come into contact with these soils through minor disturbance or damage to the pavement, which could result in significant health issues.

Additionally, the asphalt is currently in a state of disrepair and large cracks are present in several areas.

Cause of Contamination: As mentioned above, previous uses of the Site parcels included a junkyard, automotive repair shop and electroplating facility. Additionally, the upgradient property at 1000 Eddy Street (currently the Meeting Street School) was historically used as a gasoline service station since at least 1949. The sources of the identified metals, PAHs and CVOCs at the Site were likely a combination of historic incidental spills, discharges to floor drains, drywells, etc. at the Site, and potentially the previous operation of a gasoline service station at the upgradient property as well.

5. Brownfields Site Definition

- This site is not listed or proposed for listing on the National Properties List.
- This site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- This site is not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals: Alliance Environmental Group/Division of F.W. Webb (AEG) of Warwick, Rhode Island completed a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) for the Site in June 2005. AEG completed a Site Investigation Report (SIR) in February 2006.

7. Enforcement or Other Actions: There are no known or anticipated environmental enforcement actions related to this site. There are no known inquiries or orders from federal, state, or local government entities regarding the responsibility of any party for the contamination or hazardous substances at the site.

8. Sites Requiring a Property-Specific Determination: This site does not fall into any of the categories that require a property-specific determination from EPA to be eligible for funding.

9. Site Eligibility and Property Ownership Eligibility

a. Property Ownership Eligibility – Hazardous Substance Sites

1. CERCLA §107 Liability

MSC Realty, Inc. did not contribute to the contamination at the Site, nor did it own or operate the Site when the hazardous materials were deposited there. Therefore, it was not a party that arranged for the treatment or disposal of hazardous materials or a party that accepted hazardous materials for treatment or disposal at the Site. MSC Realty, Inc. believes that it is eligible for CERCLA liability protection as a bona fide prospective purchaser because it conducted ALL appropriate inquiries prior to acquiring the

associated properties. MSC Realty, Inc. commits to comply with all continuing environmental obligations now that it has acquired the Site property.

2. Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

i.- v. MSC Realty, Inc. acquired the Site parcel from Marol Realty Associates, a Rhode Island General Partnership, on April 28, 2006. The Site is solely owned in fee simple by MSC Realty, Inc., which has no familial, contractual, corporate or financial relationships or affiliations with any prior owners or operators, or potentially responsible parties, including the persons or entities from which the Site properties were purchased.

b. Timing and/or Contribution Toward Hazardous Substance Disposal

The disposal/release of all hazardous materials at the Site occurred before MSC Realty, Inc. acquired the Site property. MSC Realty, Inc. did not cause or contribute to any release of hazardous materials at the Site, nor did it at any time arrange for the disposal of hazardous materials at the Site or the transport of hazardous materials to the Site.

c. Pre-Purchase Inquiry

MSC Realty, Inc. retained AEG to prepare a Phase I ESA & LSI and a SIR for the Site in conjunction with the purchase of the Site parcels. The AEG staff involved with the preparation of the Phase I ESA & LSI and the SIR included the following personnel: Jacob H. Butterworth, Environmental Scientist; and Richard C. Hittinger, AEG President.

d. Post-Acquisition Uses

The Site property has remained vacant since MSC Realty, Inc. acquired ownership of the parcel. The Site is proposed for inclusion as part of the expansion of Meeting Street, which is located at 1000 Eddy Street (directly south of the Site across Briggs Street).

e. Continuing Obligations

The activities that caused the release of hazardous materials at the Site are no longer in operation; however, MSC Realty, Inc. will limit exposure to any previously released hazardous materials by maintaining proper security around the Site during redevelopment (fences, etc.) and by limiting Site access to authorized personnel only. MSC Realty, Inc. also confirms that it will comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

10. Cleanup Authority and Oversight Structure

a. Cleanup Oversight: MSC Realty, Inc. will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. Cleanup activities will be overseen by the RI Department of Environmental Management's Office of Waste Management Site Remediation Program.

b. Access to Adjacent Properties – Access to neighboring properties will not be required to complete the proposed cleanup.

11. Cost Share: The 20% statutory cost share will be provided through MSC Realty, Inc., in the form of in-kind labor, materials, program management and contractual oversight funded through contributions from Meeting Street, its parent organization. Only EPA eligible and allowable expenses will be included.

12. Community Notification: The community was notified that MSC Realty, Inc., would be applying for an EPA Cleanup Grant via posting of a paid advertisement in *The Providence Journal*, a primary source of print news with distribution throughout the State of Rhode Island. A copy of this advertisement, which included an invitation to attend a public meeting to discuss the application and the project in detail, is included among the attachments. The public meeting was held on Thursday, November 2, 2017 at Meeting Street's Providence Campus at 1000 Eddy Street. One individual attended the meeting and offered feedback (see attached minutes) and three individuals requested copies of the proposals via e-mail; PDF copies of the proposals were sent on November 2, 2017. At the time of writing, no feedback has been received from those requesting proposals via e-mail.

4.A. Eligibility / Nonprofit Status Documentation

Internal Revenue Service

Date **JAN 24 2007**

MSC Realty Inc
1000 Eddy Street
Providence, RI 02905

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Sally Froehle
ID# 31-08058

Toll Free Telephone Number:

8:30 a.m. to 5:30 p.m. ET
877-829-5500

Federal Identification Number:

05-0518788

Dear Sir or Madam:

This is in response to your request of December 20, 2006 regarding your address change. We have updated our records to show the address change above.

In December 2001 we issued a determination letter that recognized you as exempt from federal income tax. Our records indicate that you are currently exempt under section 501(c)(2) of the Internal Revenue Code.

Because you are not an organization described in section 170(c) of the Code, donors may not deduct contributions made to your organization. You should advise your contributors to that effect.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Cindy Westcott
Manager, EO Determinations



Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077552422
Mar. 24, 2010 LTR 4168C 0
05-0269232 000000 00

00039183

BODC: TE

MEETING STREET
1000 EDDY STREET
PROVIDENCE RI 02905



000041

Employer Identification Number: **-***9232
Person to Contact: Mr. R. Molloy
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Feb. 02, 2010, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in July 1949.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Beginning with the organization's sixth taxable year and all succeeding years, it must meet one of the public support tests under section 170(b)(1)(A)(vi) or section 509(a)(2) as reported on Schedule A of the Form 990. If your organization does not meet the public support test for two consecutive years, it is required to file Form 990-PF, Return of Private Foundation, for the second tax year that the organization failed to meet the support test and will be reclassified as a private foundation.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

4077552422
Mar. 24, 2010 LTR 4168C 0
05-0269232 000000 00
00039184

MEETING STREET
1000 EDDY STREET
PROVIDENCE RI 02905

Sincerely yours,

Cindy Thomas

Cindy Thomas
Manager, EO Determinations

4.B. Warranty Deed

WARRANTY DEED

Marol Realty Associates, a Rhode Island General Partnership of 946 Eddy Street, Providence, Rhode Island, for consideration paid, grant to MSC Realty, Inc, A Rhode Island Corporation of 667 Waterman Avenue, East Providence, Rhode Island 02914, with WARRANTY COVENANTS:

That certain tract or parcel of land, with all buildings and improvements thereon, situated on the easterly side of Eddy Street in the City of Providence and State of Rhode Island, bounded and described as follows:

Beginning at the point of intersection of said easterly line of Eddy Street with the northerly line of a strip of land twenty-five (25) feet in width in continuation of Briggs Street and running thence easterly bounded southerly in part on said twenty-five (25) foot strip of land, in part on land now or lately of Carl F. John and wife, in part on land now or lately of William P. Jenkins and in part on land now or lately of Christine Richards 242.50 feet to land now or lately of Robert M. Miller and wife; thence turning a right angle and running northerly bounded easterly by said Miller land 90 feet; thence turning right angle and running westerly bounded northerly still by said Miller land 260 feet, more or less, to Eddy Street; thence turning an interior angle of 79° 22' 40" and running southerly bounded westerly by said Eddy Street 93 feet, more or less to the point and place of beginning; the last described line forming and interior angle of 100° 37' 20" with the line first herein described.

Said tract comprises the southwesterly portion of Lot B on the plat entitled, "PLAT NUMBER 1 OF THE ESTATE OF ELIZABETH C. RICHARDSON PROVIDENCE, R.I. SURVEYED AND DRAWN UNDER THE DIRECTION OF PHILIP C. SHELDON COMMISSIONER APPOINTED BY THE SUPERIOR COURT, DEC. 20, 1909 BY J.E. JUDSON, C.E.", which plat is recorded with the Land Evidence Records in said City of Providence in Plat Book 32 at Page 15 and on Plat Card 996

The consideration for this transfer is such that no R.I.G.L. 44-30-71.3 withholding is required as Seller is a Rhode Island resident partnership as evidenced by affidavit.

WITNESS my hand and seal this 28 day of April, 2006.

Marol Realty Associates

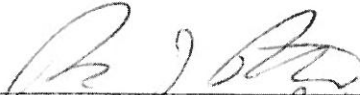
By: Norma Ricci General Partner
Norma Ricci, General Partner

By: Maureen Conlon General Partner
Maureen Conlon, General Partner

TAX \$ 2200
DATE 7-17-06
RECORDER O.P. 546
CITY OF PROVIDENCE
029948
RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

STATE OF RHODE ISLAND
County of Providence

In Providence, this 28 day of April 2006, personally appeared before me Norma Ricci and Maureen Conlon, general partners of Marol Realty Associates, a Rhode Island general partnership, to me known and known by me to be the parties executing the foregoing instrument and they acknowledged said instrument by them executed to be their free act and deed and the free act and deed of said Partnership.


NOTARY PUBLIC *Peter J. Petelli*
My Commission Expires: 8/2/10

AP 47 Lot 153 & Lot 810
946 Eddy Street
Providence, RI 02908

RECEIVED:

Providence
Received for Record
Jul 17, 2006 at 09:44:24A
Document Num: 00146825
Barbara Troncy
Recorder of Deeds

4.C. Draft Preliminary ABCA

**DRAFT Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
National Plating: 946 Eddy Street, Providence, Rhode Island
RI Site Remediation Number: SR-29-0973**

**Prepared by MSC Realty, Inc. & Ransom Consulting, Inc.
Date: October 24, 2017**

1.0 INTRODUCTION & BACKGROUND

a. Site Location (address):

The Site is located at 946 Eddy Street in the City of Providence, Rhode Island (Plat 47, Lots 153 and 810). The Site is abutted to the east by Eddy Street and to the south by the Meeting Street School, and consists of a total of approximately 0.52 acres (Lot 153 consists of approximately 0.36 acres and Lot 810 consists of approximately 0.16 acres).

The “Site,” as defined above, consists of two separate parcels of land. This ABCA pertains to both parcels, each of which are the subject of separate site-specific EPA Brownfields Cleanup Grant Applications.

b. Previous Site Uses and Previous Cleanup/Remediation:

The Site was undeveloped until at least the 1920s and was used as an automotive junkyard in the 1950s, followed by an automotive repair shop and dealership. More recently, the Site was used for electroplating operations. The Site is currently vacant/unused, and consists of an asphalt paved surface and a former building foundation.

Historic environmental cleanup/remediation activities have occurred at the Site, as follows:

- As a remedial effort to restrict access to impacted soil at the Site, the existing asphalt and former building foundation remain on the Site.

c. Site Assessment Findings

A Phase I Environmental Site Assessment and Phase II Limited Subsurface Investigation Report dated June 2005 was prepared by AEG. AEG identified environmental concerns at the Site including the former use of the Site by an automotive junkyard, automotive repair shop and electroplating facility.

AEG completed a Site Investigation Report (SIR) in February 2006 in accordance with the RIDEM *Remediation Regulations*. The findings of the Site investigation were as follows:

- Soils at the Site from depths of approximately 0 to 8 feet below ground surface (bgs) were found to contain levels of arsenic, lead, polycyclic aromatic hydrocarbons (PAHs) and chlorinated volatile organic compounds (VOCs) above the RIDEM Residential Direct Exposure Criteria (RES DEC) and/or the Industrial/ Commercial (I/C) DEC; and
- Groundwater samples collected from the Site did not contain concentrations of contaminants of concern in excess of the RIDEM GB Groundwater Objectives.

AEG completed a Remedial Action Work Plan (RAWP) in May 2006, and a RAWP Addendum in April 2012, in accordance with the RIDEM *Remediation Regulations*. The findings remedial activities were proposed in the RAWP and associated Addendum:

- AEG proposed that the existing asphalt and building foundation be preserved and that any asphalt surfaces in poor conditions be replaced.
- AEG also recommended the implementation of an Environmental Land Usage Restriction (ELUR) to ensure appropriate management of risks associated with direct exposure to contaminated soil at the Site.
- To date, the recommended ELUR has not been recorded for the Site.

d. Project Goal (*site reuse plan*):

The planned reuse for the Site consists of the expansion of the Meeting Street School, which is located at 1000 Eddy Street (to the south of the Site across Briggs Street). The proposed expansion activities include the expansion of the building footprint, addition of more outdoor space for the school, relocation of current equipment storage areas and the installation of a running track around the existing sports field located to the northeast of the Site. The current asphalt pavement and former building foundation at the Site are proposed to be removed during redevelopment/expansion activities.

e. Regional and Site Vulnerabilities

According to the US Global Change Research Program (USGCRP), weather trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level (see attached summary included in Attachment A). Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site.

According to the Providence County, Rhode Island National Flood Insurance Program Map Number 44007C0316G with an effective date of March 2, 2009 and Map Number 44007C0317J with an effective date of September 18, 2013, the Site is located outside of the 100-year flood plain in a Zone X “area of minimal flood hazard.” Under current Site conditions, increased precipitation and extreme weather could result in additional stormwater runoff from the Site. The soil type at the Site is classified by the National Resources Conservation Service (NRCS) as “Merrimac-Urban land complex” with moderate constraints to development and poor filtration characteristics. Based on the nature of the Site, changing temperature, rising sea levels, changing dates of ground thaw/freezing, changing ecological zones and rising groundwater tables are not likely to significantly affect the Site. Section 3.0 (Evaluation of Cleanup Alternatives) provides a summary of the resilience of each alternative to address potential adverse impacts caused by extreme weather events.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

a. Cleanup Oversight Responsibility

MSC Realty, Inc. will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. Cleanup activities will be overseen by the RIDEM Office of Waste Management Site Remediation Program.

b. Cleanup Standards for Major Contaminants

The RIDEM Residential Direct Exposure Criteria as listed in the RIDEM Remediation Regulations are anticipated to be used as the cleanup standards.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, RIDEM *Remediation Regulations*, RIDEM *Oil Pollution Control Regulations and Rules*, RIDEM *Regulations for Solid Waste Management Facilities*, and local City by-laws and ordinances. Federal, State, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

3.0 EVALUATION OF CLEANUP ALTERNATIVES

a. Cleanup Alternatives Considered

Three potential alternatives were evaluated for addressing the environmental conditions that pose a risk to human health and/or the environment at the Site:

- Alternative #1: No Action.
- Alternative #2: Soil Excavation and Offsite Recycling/Disposal and Backfilling with Clean, Imported Fill Material. This alternative involves the abatement of soils onsite via excavation/removal of approximately 8 feet of impacted soil and off-site disposal of contaminated soils and backfilling with clean, imported fill material.
- Alternative #3: Excess Soil Excavation and Offsite Recycling, Installation of a Soil Cap/Cover and Implementation of an Environmental Land Usage Restriction (ELUR). This alternative also involves the abatement of soils onsite via excavation/removal of two feet of impacted soil, construction of a protective engineered barrier/cap over contaminated soils and implementation of an ELUR.

b. Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness - Including Vulnerability/Resiliency Considerations:

- Alternative #1: The No Action alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site. The No Action alternative does not include a means for mitigating exposure to identified contaminated soils and is not protective of human health or the environment.

- Alternative #2: The removal and proper offsite disposal of contaminated soils effectively prevents exposure risks to human health and the environment, as this are no longer present at the Site. This alternative remains an effective choice in consideration of reasonable foreseeable climate change conditions; rising groundwater tables and increased precipitation will not increase potential risk as the contaminants of concern have been removed from Site. This option is effective at achieving Site closure.
- Alternative #3: The construction of an engineered soil cover system over contaminated soils effectively reduces exposure risks to human health and the environment, as these materials are no longer accessible. This alternative is an effective choice in consideration of reasonable foreseeable climate change conditions; however, less protective than Alternative 2. Increased precipitation has the potential to erode cover systems, and rising groundwater tables may come into contact with contaminated soils that remain onsite; however, the implementation of an ELUR, Annual ELUR Compliance Inspections, and a Soil Management Plan (which would be completed in conjunction with this Alternative), help alleviate these potential problems. This option is effective at achieving Site closure.

Implementability:

- Alternative #1: The No Action alternative is easy to implement, since no actions will be conducted.
- Alternative #2: This alternative would be moderately more difficult to implement. Coordination (e.g. dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g. trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.
- Alternative #3: This alternative would be relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting. Construction of a cover system is technically feasible and the necessary services and materials to complete the remedial tasks are readily available.

Cost:

- There will be no costs under Alternative #1: No Action.
- The estimated cost for implementing Alternative #2 is as follows:

Lot 153 - Soil Removal and Off-Site Disposal, 8 feet – \$490,000 (approximately 7000 tons of soil at \$70/ton); Importation of Clean Material to Surface Grade - \$245,000 (approximately 7000 tons of clean fill material at \$35/ton); Contingency - \$50,000; and Site Closure - \$20,000. We estimate cost of the implementation of this alternative to be approximately \$805,000.

Lot 810 - Soil Removal and Off-Site Disposal, 8 feet – \$217,000 (approximately 3100 tons of soil at \$70/ton); Importation of Clean Material to Surface Grade - \$108,500 (approximately 3100 tons of clean fill material at \$35/ton); Contingency -

\$25,000; and Site Closure - \$20,000. We estimate cost of the implementation of this alternative to be approximately \$370,500.

- The estimated cost for implementing Alternative #3 is as follows:

Lot 153 – Excess Soil Removal and Off-Site Disposal – \$70,000 (approximately 1,000 tons of soil at \$70/ton); Installation of Soil Cap/Cover - \$91,500 (approximately 900 tons of clean fill material at \$35/ton [\$31,500], 6,000 square foot concrete building foundation at \$10/square foot [\$60,000]); Contingency - \$25,000; and Site Closure - \$20,000. We estimate cost of the implementation of this alternative to be approximately \$206,500.

Lot 810 – Excess Soil Removal and Off-Site Disposal – \$70,000 (approximately 1,000 tons of soil at \$70/ton); Installation of Soil Cap/Cover - \$87,500 (approximately 500 tons of clean fill material at \$35/ton [\$17,500], 7,000 square foot concrete building foundation at \$10/square foot [\$70,000]); Contingency - \$25,000; and Site Closure - \$20,000. We estimate cost of the implementation of this alternative to be approximately \$202,500.

The following table summarizes how well each alternative is expected to accommodate the identified vulnerability/resiliency considerations. All stages of the cleanup process have been considered as well as the long-term reuse of the Site:

Remedial Alternative	Ability of Alternative to Accommodate Identified Vulnerability/Resiliency Considerations Low, Moderate, High
Alternative 1: No Action	Low
Alternative 2: Soil Excavation and Offsite Recycling/Disposal (approximately 8 feet), Backfilling of Clean, imported Fill Material	Moderate
Alternative 3: Soil Excavation and Offsite Recycling/Disposal (2 feet), Installation of a Soil Cap/Cover and Implementation of an ELUR	Moderate

Increased stormwater discharge due to greater storm intensity is not expected to impact the Site with property engineering, which is planned despite the selected remedial alternative.

c. Recommended Cleanup Alternative

The No Action Alternative (Remedial Alternative #1) was included in this analysis for comparative purposes only and is not a feasible alternative because it does not meet the remedial action objectives.

Remedial Alternatives #2 and #3 are deemed equally effective in terms of its ability to achieve a Site closure. Remedial Alternative #3 is easier to implement, and is more cost effective. Therefore, Alternative #3 is chosen as the preferred remedial alternative.

Green and Sustainable Remediation Measures for Selected Alternative

The following measures will be implemented where applicable, beneficial, or feasible to improve the overall sustainability of the proposed remedial alternative as recommended by the EPA Region 1 Green and Sustainable Remediation Guidance.

Administrative

- Green remediation principles will be incorporated into the contracting process.
- Interim and final documents will be submitted in digital rather than hardcopy format, unless otherwise requested by EPA or required by law, in an effort to save paper. This is especially applicable to voluminous data reports.
- Optimize the use of electronic and centralized communication and outreach to the local community.

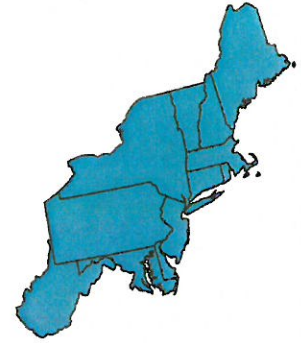
General Site Operations

- Utilize existing buildings for field office, if possible/safe.
- Use energy efficient equipment.
- Reuse or recycle waste.
- Protect and conserve water.
- Use alternative fuel vehicles (hybrid-electric, biodiesel, ultra-low sulfur diesel).
- Carpool for site visits and project meetings and/or use public transportation.
- Schedule activities efficiently so as to minimize travel to and from the site.

Remediation Operations

- Encourage use of fuel-efficient / alternative fuel vehicles and equipment.
- Minimize mobilizations.
- Provide for erosion control to minimize runoff into environmentally sensitive areas.
- Encourage use of diesel engines that meet the most stringent EPA on-road emissions standards available upon time of project's implementation.
- Have idle reduction policy and idle reduction devices installed on machinery.
- Use ultra-low sulfur diesel and/or fuel-grade biodiesel as fuel on machinery.
- Maximize use of machinery equipped with advanced emission controls.
- Maximize efficiency in transport/disposal of soils and backfill, utilizing practices such as backloading.

ATTACHMENT A



Regional Climate Trends and Scenarios: The Northeast U.S.

This document provides a brief overview of the observed changes in the climate of the Northeast¹ United States as well as possible future climate conditions as simulated by climate models, based on two scenarios of future greenhouse gas emissions. It summarizes the much more detailed findings presented in one of nine regional and national climate descriptions created by the National Oceanic and Atmospheric Administration (NOAA) in support of the National Climate Assessment (NCA). The full Regional Climate Trends and Scenarios report is available at <http://scenarios.globalchange.gov/regions/northeast>, and should be cited as:

Kunkel, K.E., L.E. Stevens, S.E. Stevens, L. Sun, E. Janssen, D. Wuebbles, J. Rennells, A. DeGaetano, and J.G. Dobson, 2013: Regional Climate Trends and Scenarios for the U.S. National Climate Assessment. Part 1. Climate of the Northeast U.S., NOAA Technical Report NESDIS 142-1, 79 pp.

Observed Regional Climate Trends

This section summarizes the observed climate trends of the Northeast U.S., primarily focusing on temperature and precipitation, as well as additional climate features, including heat waves, extreme precipitation, and sea level rise. These historical data are primarily from the National Weather Service's Cooperative Observer Network (COOP), which has been in operation since 1895.

Temperature

- Temperatures across the Northeast have generally remained above the 1901-1960 average over the last 30 years. Warming has been more pronounced during the winter and spring seasons. Trends are upward and statistically significant (at the 95% confidence level) for each season, as well as for the year as a whole.
- Since the mid-1980s there has been a general increase in freeze-free season length for the region. The last occurrence of 32°F in the spring has been happening earlier and the first occurrence of 32°F in the fall has been happening later.

Precipitation

- Average annual precipitation shows a clear shift towards greater amounts and more variability since 1970 (see figure). Precipitation totals in the Northeast are increasing and trends are statistically significant for fall season and for the year as a whole. However, there is no overall trend for summer.

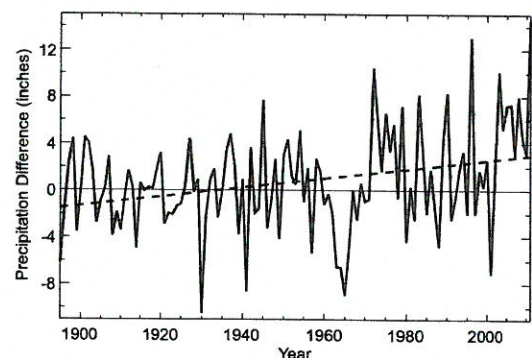
Extremes

- The number of cold waves in the Northeast was high early in the 20th century. However, since 1985, the frequency of cold spells has been below the long-term average. There is no overall trend in heat waves, although there have been a moderately high number of hot spells in recent years.
- There has been substantial decade-to-decade variability in the number of extreme precipitation events since about 1935. However, since 1996 the number of extreme events has been high.

Additional Climate Features

- Overall warming is further evidenced by later dates when ice coverage closes northeastern lakes to navigation, as well as by increases in lake surface water temperature and decreases in average snow depth.
- The rise in sea level along the Northeast coast has accelerated during the 20th century, rising by 1.2 inches per decade on average.

Difference in Mean Annual Precipitation
for the Northeast U.S.
(Deviations from the 1901-1960 Average)



¹ Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware, Maryland, West Virginia, and Washington D.C.



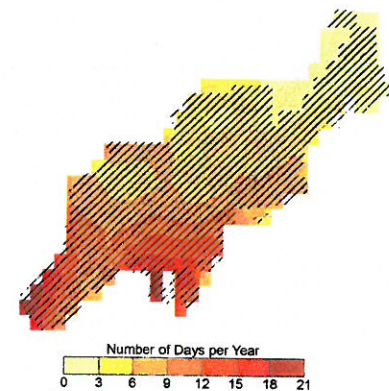
Future Regional Climate Scenarios

This section describes simulated future climate conditions based on climate models using two emissions scenarios generated by the Intergovernmental Panel on Climate Change: the high (A2) scenario, in which emissions of heat-trapping gases continue to rise, and the low (B1) scenario, where emissions peak in the mid-21st century and decline substantially thereafter. These scenarios were chosen because they incorporate much of the range of potential future human impacts on the climate system, and are used in a large body of literature. These simulations use data from the WCRP's Coupled Model Intercomparison Project 3 (CMIP3), as well as from statistically- and dynamically-downscaled data sets, including North American Regional Climate Change Assessment Program (NARCCAP) data (for A2, mid-century only).

Temperature

- CMIP3 models simulate a statistically-significant increase in annual mean temperature (for all future time periods and both emissions scenarios), with little spatial variation across the Northeast region.
- There is uncertainty within the range of model-simulated temperature changes, but for each model simulation, the warming is unequivocal and large compared to historical temperature variations.
- NARCCAP simulations indicate increases in the number of hot days (maximum temperature of more than 95°F) throughout the region (see figure), with the largest increases in southern and western areas.
- The number of days below freezing is simulated to decrease by 20 to 23 days across most of the region by the NARCCAP models.
- The freeze-free season is simulated by the NARCCAP models to lengthen across the region by mid-century, with increases in most areas of 3 to 4 weeks. Cooling degree days are simulated to increase throughout the region, with the largest increases occurring in southernmost areas. Heating degree days are simulated to decrease throughout the Northeast.

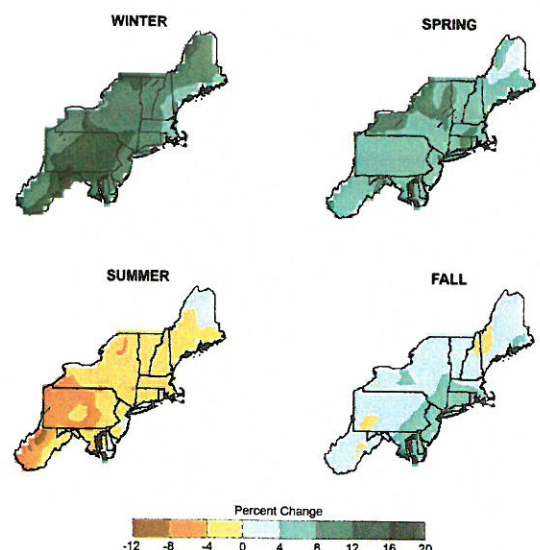
Simulated Change in the Annual Mean Number of Days Above 95°F
(A2 Scenario, 2041-2070 minus 1980-2000)



Precipitation

- CMIP3 models are mostly in agreement that annual mean precipitation will increase across the region under both emissions scenarios. Seasonal changes simulated by NARCCAP indicate an increase in precipitation for winter, spring, and fall, but a decrease for summer (see figure).
- The range of model-simulated precipitation changes is considerably larger than the multi-model mean change for both the high and low emissions scenarios, meaning that there is great uncertainty associated with precipitation changes in these scenarios.
- NARCCAP simulations indicate an increase in the number of wet days (precipitation exceeding 1 inch) throughout the Northeast, with the greatest increases occurring in parts of New York. These simulated increases are statistically significant in the most northern areas.
- The NARCCAP simulated change in the number of consecutive dry days (precipitation of less than 0.1 inches) is not statistically significant in any part of the region, with little change simulated over the majority of the region, and slight decreases indicated for southern areas.

Simulated Change in Seasonal Mean Precipitation
(A2 Scenario, 2041-2070 minus 1980-2000)



4.D. Documentation of Community Notification

- i. Copy of Ad**
- ii. Summary of Comments Received & MSC Realty Responses**
- iii. Meeting Notes/Summary from Public Meeting**
- iv. Public Meeting Sign-In Sheet**

PROVIDENCE Journal

Ad Order Confirmation

Customer:	MEETING STREET SCHOOL	Sales Rep:	Michele Campellone
Customer Account:	100096020	Order Taker:	Amy Kelly
Agency:	MEETING STREET SCHOOL		
Agency/Parent Account:	100096020		
Ordered By:	Lori Sousa		
PO Number:			
Ad Order #:	0011112425		
Net Amount:	\$245.41	Payment Method:	Invoice
Amount Due:	\$245.41	Payment Amount:	\$0.00

Ad Number: 0011112425-01

Color: **Ad Size:** 1 X 2.14 In

Run Dates	Product	Placement/Classification - Position
10/30	Providence Journal	PJ CIs Legals - PJ LG Legal Notices
	PJ Projo.com	Sort Text PN CLEANUP GRANT PJ CIs Legals - PJ LG Legal Notices
		Sort Text PN CLEANUP GRANT

PUBLIC NOTICE

MSC Realty, Inc., is rehabbing the properties located at 58 Seymour and 946 Eddy Streets in Providence, RI 02905. The organization is filing three Brownfields Cleanup Grant applications with the U.S. Environmental Protection Agency and will hold a public meeting to discuss the proposal on Thursday, November 2, 2017 at 10:00 a.m. on Meeting Street's campus (1000 Eddy Street, Providence, RI 02905). A copy of the proposal is available for review at 1000 Eddy Street, Providence, RI, or by e-mailing a request to: Lsousa@meetingstreet.org



Summary of Public Comments & Responses

Total Responses: 1

Summary: Mr. Sam Levy, property owner in the neighboring community of Washington Park in Providence, RI, expressed his support for the project during the public hearing held on November 2, 2017 and asked if Meeting Street planned to develop the properties it owns on Eddy Street, across from the existing campus.

Response to Comment: Meeting Street President John Kelly, who attended the public hearing, stated that while there is potential to re-use the existing structure on one of the Eddy Street plots as administrative office space (a plan not currently in development), Meeting Street has no interest in expanding the school campus across Eddy Street.



EPA Brownfield Grant Application
Public Hearing Meeting Notes
November 2, 2017

Location:

Meeting Street, Conference Room 1, 1000 Eddy Street, Providence, RI

Attendees:

John M. Kelly, President & CEO, Meeting Street
Denise Parent, Chief Business Officer, Meeting Street
Lori Sousa, Grants and Corporate Relations Officer, Meeting Street
Julie Freshman, Ransom Consulting
Sam Levy, Community Member

Meeting called to order: 10:05 a.m.

After brief introductions by Lori Sousa, floor was turned over to John Kelly who presented the vision and schematic drawings associated with Meeting Street's campus expansion and explained how the 2018 EPA Brownfield Grant program will launch the project.

Mr. Levy expressed that his reason for attending is to determine how the grant application and greater project will impact the surrounding community, particularly from a real estate investment perspective. Mr. Levy noted that he owned property in the adjacent neighborhood of Washington Park.

Julie Freshman of Ransom Consulting presented overview of the contamination found at all three application sites, expressing the findings were consistent with urban commercial areas. Mr. Levy asked for clarification on the definition of Brownfields, which Ms. Freshman provided.

Mr. Levy expressed his support for the project and asked Mr. Kelly if Meeting Street planned to develop the properties it owns on Eddy Street, across from the existing campus. Mr. Kelly said there was potential to re-use the existing structure on one of the plots, should administrative office space be needed, but there is no interest in expanding school and/or family services across Eddy Street.

Meeting adjourned at 10:32 a.m.

MSC Realty, Inc.
EPA Brownfield Grant Applications Public Hearing
November 2, 2017
10:00 a.m. – 1000 Eddy Street, Providence, RI

Sign-in Sheet

Name: SAM LEVY

Affiliation: _____

Street Address: POB 25136

City: PROVIDENCE State: RI Zip: 02905

e-mail Address: ST636@YAHOO.COM

☒ Check box if you wish to receive e-mail regarding project updates

Name: Julie Freshman

Affiliation: Ransom Consulting, Inc.

Street Address: 60 Valley St, Bldg F, Unit 106

City: Providence State: RI Zip: 02909

e-mail Address: Julie.freshman@ransomenv.com

☐ Check box if you wish to receive e-mail regarding project updates

Name: Denise Parent, John Kelly and Lori Sousa

Affiliation: Meeting Street

Street Address: _____

City: _____ State: _____ Zip: _____

e-mail Address: _____

☐ Check box if you wish to receive e-mail regarding project updates

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

MSC Realty

* b. Employer/Taxpayer Identification Number (EIN/TIN):

05-0518788

* c. Organizational DUNS:

0140365070000

d. Address:

* Street1:

1000 Eddy Street

Street2:

* City:

Providence

County/Parish:

* State:

RI: Rhode Island

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02905-4739

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Lori

Middle Name:

* Last Name:

Sousa

Suffix:

Title:

Grants and Corporate Relations Officer

Organizational Affiliation:

Meeting Street (Parent organization of MSC Realty)

* Telephone Number:

401.533.9223

Fax Number:

* Email:

lsousa@meetingstreet.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

N: Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Cleanup Site Grant, 946 Eddy Street, Lot 810

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1

* b. Program/Project

1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2018

* b. End Date:

06/30/2021

18. Estimated Funding (\$):

* a. Federal

200,000.00

* b. Applicant

40,000.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

John

Middle Name:

M.

* Last Name:

Kelly

Suffix:

* Title:

President and CEO

* Telephone Number:

401-533-9100

Fax Number:

* Email:

jkelly@meetingstreet.org

* Signature of Authorized Representative:

Lori Sousa

* Date Signed:

11/16/2017